

4-E EXEMPTIONS FOR RECORDED OR ENDORSED LOTS

Any increase in the area, frontage, width, yard or depth requirements of this by-law shall not apply to a lot for single and two-family residential use which at the time of recording or endorsement, whichever occurs sooner, was not held in common ownership with any adjoining land, conformed to then existing requirements and had less than the proposed requirement but at least five thousand (5,000) square feet of area and fifty (50) feet of frontage. The provisions of this paragraph shall not be construed to prohibit a lot being built upon if, at the time of the building, building upon such lot is not prohibited by this by-law.

SECTION 5 PARKING REGULATIONS

5-A REQUIRED SPACES

In all districts there shall be provided and maintained off-street automobile parking spaces sufficient to meet the new or added needs resulting from construction, conversion or increase by units or dimensions of buildings, structures, and use in at least the following minimum amounts, unless the Zoning Board of Appeals specifically finds that the requirements of the uses will be served by a lesser number of parking spaces, or a lesser number of trees as required in subsection 8. All parking spaces required by this section shall be paved, signed, and striped in accordance with the requirements of the Town of Walpole.

- (1) For all dwellings, two (2) parking spaces for each family accommodated on the premises.
- (2) For all residential care continuums the aggregate of:
 - (i) 0.75 spaces for each dwelling unit in any independent living facility (Section 1-C-14-c);
 - (ii) 0.75 spaces for each residential unit in any assisted living facility (Section 1-C-14-b); and
 - (iii) one (1) space for each two (2) beds in any skilled nursing facility (Section 1-C-14-a).

The number of spaces determined by the use of this formula shall be deemed presumptively adequate to accommodate under all normal conditions the cars of all residents, employees, guests, and any service or business visitors to the premises.

- (3) For all other places with sleeping accommodations, including convalescent or nursing homes, hospitals and sanatoriums, hotels and motels - one (1) parking space for each sleeping room for single or double occupancy; or, where not divided into such rooms (as in a dormitory or ward), one space for each two (2) beds.
- (4) For places of public assembly - including clubs, restaurants, theaters, bowling alleys and other amusements, funeral homes, bus depots, passenger stations, but excluding public and parochial school facilities, churches, libraries and museums - one (1) parking space for each four (4) seats; or where benches are used, one (1) space for each eight (8) lineal feet of bench. Where no fixed seats are used, each twenty (20) square feet of public floor area shall equal one (1) seat.
- (5) For offices, stores, and other business establishments - including studios, personal service shops, banks and other financial offices and all other commercial uses - one (1) parking space for each two-hundred (200) square feet of gross floor area on the ground floor plus one (1) additional space for each four hundred (400) square feet of gross floor area on all other floors.
- (6) For manufacturing and industrial uses - including laundries, printing plants, bottling works, places of the building trades, and storage or distribution plants - one (1) parking space for each one thousand (1000) square feet of gross floor area on all floors.
- (7) For all other permitted or authorized uses, including nursery schools, farm stands, commercial recreation grounds, drive-ins, open display farm stands and veterinary establishments - adequate parking spaces to accommodate, under all normal conditions, the cars of occupants, employees, members, customers, clients and visitors to the premises.

- (8) Provisions shall be made for at least one (1) shade tree for each fifteen (15) parking spaces in a parking lot of one hundred (100) or more and planted in a landscaped area, with a minimum of one hundred (100) square feet per tree with a minimum width of eight (8) feet. Planting shall be done in accordance with proper landscaping practices. Trees which the or become diseased shall be replaced. Minimum trunk size shall be between two (2) to four (4) inches.
- (9) Before an occupancy permit is issued by the Building Inspector, each required parking space shall be clearly indicated on the lot to comply with the approved site plan, and/or any variance condition as required.
- (10) Storage Containers. Any storage container, defined herein as a non-mobile stand alone structural unit designed for commercial and industrial storage, accessory and in support of the principal commercial or industrial activity on site shall require a special permit from the Planning Board unless located in a permitted outside storage area. At a minimum the Planning Board shall require that storage containers be located in areas currently providing off-street parking and that one for one, appropriately located and constructed, replacement off-street parking spaces are provided. Further, that for every 50 gross square feet of lot area used by the storage container, one additional off-street parking space shall be provided, appropriately located, and constructed.

5-B MIXED USES

In the case of mixed uses, the requirements for the predominant use shall apply to the entire premises, except that the requirement shall be calculated pro rata where:

- (1) A subordinate use occupying more than twenty-five (25) percent of the gross floor area of the premises is in a category requiring a higher ratio of parking than the main use; or
- (2) The subordinate use includes a dwelling or other place with sleeping accommodations, or a place of public assembly.

5-C MULTIPLE USE OF OFF-STREET PARKING

Parking spaces for one use shall not be considered as providing the required facilities for any other use, except that such use may be authorized by the Zoning Board of Appeals where it is clearly demonstrated that the need for parking occurs at different times. The area preserved by the above reduction shall not be built upon or be applied to the minimum area to be left without cover set forth in the lot coverage requirements within Section 4-B.

5-D EXCEPTIONS

Notwithstanding the other provisions of this section, off-street parking spaces need not be provided for any retail business, or dwelling units, or service use within the area in Walpole Center bounded as follows:

- (1) on the east, by a line one hundred ten (110) feet easterly of, and parallel to, the centerline of Main Street,
- (2) on the north by East Street
- (3) on the west, by a line one hundred ten (110) feet westerly of West Street and of Main Street north of its intersection with West Street,
- (4) on the south, by Elm and Common Streets.

Nor within the area in East Walpole Center bounded as follows:

Beginning at the centerline of Washington Street about 80 feet North East of the intersection at the centerline of Chestnut Street and Washington Street, thence running southwesterly, by the centerline of Washington Street about 800 feet, thence

southeasterly, along the lot line between Assessor's Parcel 20-261 and Bird Park about 170 feet to a property corner, thence

southerly, along the rear lot lines of Assessor's Parcels 20-261, 20-262, 20-263, 20-264, 20-265, 20-266, 20-267, 20-268, 20-269, a total distance of about 600 feet, thence

westerly, along the lot line between Assessor's Parcel 20-269 and Bird Park about 200 feet to the centerline of Washington Street, thence

northeasterly, along the centerline of Washington Street about 10 feet to the centerline of May Street, thence northwesterly, along the centerline of May Street about 160 feet, thence

northeasterly, along the property line between Assessor's Parcels 20-281 and 20-282 to a property corner, thence

by various courses and generally in a northeasterly direction, along the rear lot lines of Assessor's Parcels 20-283, 20-284, 20-285, 20-287, 20-288 and 20-289, a total distance of about 100 feet, to the centerline of East Street, thence

In a northeasterly direction to the property corner of the parcel 20-3 to the rear lot lines of parcels 20-4 and 20-5 about 240 feet, thence

easterly, along the northern boundary of lot 20-5, about 260 feet to the point of beginning.

5-E LOCATION OF SPACES

Off-street parking spaces required hereunder shall be provided on the same premises with the parking generator in the case of a dwelling, or may be provided on any premises associated therewith in the case of other uses; provided, however, that the walking distance between the farthest point of the parking area and a pedestrian entrance to the building or use in question shall not exceed five hundred (500) feet.

5-F PARKING STALL AND AISLE DIMENSIONS

Parking Angle	Stall Width Parallel to Aisle	Stall Depth Perpendicular to Aisle	Aisle Width
45°			
9.0' Stall	12.7'	17.5'	12.0'
9.5' Stall	13.4'	17.5'	11.0'
10.0' Stall	14.1'	17.5'	11.0'
60°			
9.0' Stall	10.4'	19.0'	16.0'
9.5' Stall	11.0'	19.0'	15.0'
10.0' Stall	11.6'	19.0'	15.0'
75°			
9.0' Stall	9.3'	19.5'	23.0'
9.5' Stall	9.8'	19.5'	22.0'
10.0' Stall	10.3'	19.5'	21.0'
90°			
9.0' Stall	9.0'	18.5'	26.0'
9.5' Stall	9.5'	18.5'	25.0'
10.0' Stall	10.0'	18.5'	24.0'

Handicapped Parking Spaces must conform to Massachusetts General Laws and Town of Walpole By-laws.

5-G SPECIAL REQUIREMENTS IN RESIDENTIAL AREAS

Off-street parking areas not in existence at the time of the adoption of Section 5, "Parking Regulations", which are located in a residential district, (whether herein required or voluntarily provided) containing five (5) or more parking spaces shall be placed at least twenty (20) feet from all street and lot lines and shall, if visible at normal eye level from any point on an abutting lot, (if the abutting lot is also in a residential district), within fifty (50) feet of the lot line, be screened from view by a fence or other sight impervious barrier.